

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES: JUNE 10, 2009

APPEAL # 18629 - Thomas Yonelunas, variance 70-100.2.A(2)(4) the erection of a fence exceeding the permitted height and extending beyond the front building line; W/side (#12) Webb Hill Rd. 161' N/of Soundview Rd., Great Neck, Sec. 2, Blk. 283-2, Lot 54, R-B District.

APPEAL # 18630 - Stella Wakshinsky / Donald Sclare, R.A., variances 70-40 & 70-208.F the additions & alterations to a non-conforming two family dwelling exceeding the permitted gross floor area and with insufficient front yard setback, S/side (# 48) Avenue B, 203.63' W/of Middle Neck Rd., Port Washington, Sec. 4, Blk 37, Lot 111, R-C District.

APPEAL # 18631.A - Peter Pizza / Salvatore Croce, R.A., variance 70-102C(5) (b) to permit the maintenance of an above ground pool, wood deck & mechanical equipment with insufficient side and rear yard setbacks, S/side (# 21) Beverly Dr., 135.58' W/of Willis Ave., Albertson, Sec. 7, Blk. 73, Lot 28, R-B District.

APPEAL # 18631.B - Peter Pizza / Salvatore Croce, R.A., variance 70-100.2.A(4) the maintenance of a six foot fence exceeding the permitted height, S/side (# 21) Beverly Dr., 135.58' W/of Willis Ave., Albertson, Sec. 7, Blk. 73, Lot 28, R-B District.

APPEAL # 18632 - John & Lisa Mustakis / Emilio Susa, R.A., variance 70-50.B & C to permit the second floor addition & alteration and the erection of an open portico to a dwelling with insufficient front yard setback, S/W/cor. (# 3) Redwood Rd. & Oak Dr., New Hyde Park, Sec. 8, Blk 211-4, Lot 135, R-C District.

APPEAL # 18633 - Joseph DiNardo / Mark Anthony Munisteri, variances 70-49.B, 70-50.A, 70-100.2H & 70-208.F to permit the second floor additions & alterations and the erection of a vestibule & open portico to a non-conforming dwelling exceeding the gross floor area, with insufficient front yard setback and the installation of a/c units within the required side yard, W/side (#43) Winthrop St., 57.99' N/of Delano Ct., New Hyde Park, Sec. 8, Blk, 327, Lot 19, R-C District.

APPEAL # 18634 - Mukesh Patel, variances 70-29.B & 70-31.A to permit the maintenance of a one family dwelling exceeding the gross floor area and with insufficient aggregate side yards, W/side (#12) Old Homestead Way 250.08' W/of Old Homestead Rd., Seasingtown, Sec. 9, Blk. 654, Lot 73, R-A District.

APPEAL # 18635 - Douglas Neuman, variance 70-41.A to permit the maintenance of two a/c units within the required side yard setback, W/side (#14) Clearland Ave. 245.47' N/of Knollwood Dr., Carle Place, Sec. 10, Blk. 303, Lot 15, R-B District.

APPEAL # 18636 - Howard Development, LLC / Jinwoo Jang, R.A., variances 10-103.M, 70-134 & 70-208.F to permit the additions & alterations to a non-conforming commercial building for use as a mercantile occupancy with parking within the front yard and with insufficient rear yard setback, S/W corner (#164) Northern Blvd. & Jayson Ave., Great Neck, Sec. 2, Blk. 71 , Lots 1-10, B-A District.

APPEAL # 18637 - RVC Partners, LLC / Master Holding Inc., variance 70-160.A & B to permit the addition of an entrance canopy to a proposed hotel with insufficient front yard setback and the installation of an emergency generator within the required rear yard setback, N/E corner (#3) Harbor Park Dr. & Industrial Park Dr., Port Washington, Sec. 6, Blk. 87, Lot 9, PIP District .

APPEAL # 18638 - Maharaja Asian Supermarket Inc., variance 70-229.A to permit the maintenance of a food preparation area in an existing retail grocery as an amendment to the prior conditions adopted by the Board of Zoning Appeals via Appeal's 16144 & 17224, S/side (#1620) Hillside Ave., 574.36' E/of New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 211-13, Lot 298, B-A District.

ADJOURNED CASES: @ 1:00 PM JUNE 10, 2009

APPEAL #18580 - Deborah Bergman, variances 70-28, 70-29B & 70-30C to permit additions & alterations to a dwelling exceeding the lot coverage & gross floor area; & insufficient front yard setback (portico); N/side #51 Old Estate Rd., 240'7 S/of Payne Whitney La., Manhasset Sec. 3, Blk. 152, Lot 217, R-A District. (2-11-09)

APPEAL #18585 - Hope Alfieri, variances 70-40.A, 70-41, 70-101.B to permit the additions & alterations and an open portico to a dwelling with insufficient front yard, side yard and aggregate side yard setbacks; W/side #288 Rushmore Ave., 130' N/of Twelfth St., Carle Place, Sec. 10, Blk. 269, Lot 28, R-B District. (2-11-09)

APPEAL #18478 - Hog Lady Holding Co., LLC/David Pollack, variance 70-202.1.C & D to permit construction of a retaining wall not in compliance with the code, in respect to height & setbacks; N/side #151 Haven Ave., 369.67 S/of Pine St., Port Washington, Sec. 5, Blk. 101, Lot 401, R-C District.(9-10-09)